



पश्चिम बंगाल WEST BENGAL

29AA 567242



FORM 'B'

[See Rule 3(4)]

**BEFORE THE NOTARY PUBLIC
SAHASAT, NORTH 24 PARGANAS**
Affidavit cum Declaration

34283
Date 31 JUL 2023

Affidavit cum Declaration of NANI GOPAL DAS, S/O LATE NARAYAN CHANDRA DAS, RESIDING AT NIBEDITA PLACE, TAKI ROAD, PO&PS- BARASAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700124, DESIGNATION – PARTNER, A.G. ASSOCIATES, promoter of the proposed project;

I, NANI GOPAL DAS, S/O LATE NARAYAN CHANDRA DAS, RESIDING AT NIBEDITA PLACE, TAKI ROAD, PO & PS- BARASAT, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700124, DESIGNATION – PARTNER, A.G. ASSOCIATES, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, SAPTAPARNA DAS, NANI GOPAL DAS have a legal title to the land on which the development of the proposed project is to be carried out,
AND
A legally valid authentication of title of such land of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31/12/2027.



31 JUL 2023

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নম্বর : ৩৪২
সন ও তারিখ : ২০২৩
ক্রেতার নাম : A G Associates
স্থান :
ক্রেতার :

বাসিন্দা কোর্ট

জেলা : উত্তর ২৪ পরগনা
প্লট নং : ২০ JUN 20 23
মোট ট্যাক্স বরাদ্দ : Rs. 4 0000
ক্রেতার নাম :
ক্রেতার : শ্রী সঞ্জয় কুমার

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MAGISTRATE AT BARRACKPURA



4. That seventy percent of the amount realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this 31st July day of _____ 2023.

A. G. ASSOCIATES

Nani Gopabandhu
Partner

Deponent

*Identified by
Rajinder Nath Singh
Advocate
31.7.23*



solemnly affirmed on 31/7/23
by the party being duly identified by
Advocate R. N. Singh
This document contains 1
pages and is checked by

Notary Clerk

Alam 31/7/23
JEBUNNESA ALAM
Notary Public, Barasat
N 24 PGS. REGN No. 1102

31 JUL 2023